104.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,600 / 737,600
					USE VALUE:	737,600 / 737,600
					ASSESSED:	737,600 / 737,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JENNINGS STEPHEN L/ANNE M
Owner 2:	
Owner 3:	
Street 1:	31 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WAGNER LOUISE T -
Owner 2:	-
Street 1:	31 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,980 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1771 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7980.000	275,500	500	461,600	737,600
Total Card	0.183	275,500	500	461,600	737,600
Total Parcel	0.183	275,500	500	461,600	737,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.44 | /Parcel: 416.4

Legal Description

User Acct 67304

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 09/14/18

!8308!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,600	500	7,980.	461,600	737,700	737,700	Year End Roll	12/18/2019
2019	101	FV	233,100	600	7,980.	461,600	695,300	695,300	Year End Roll	1/3/2019
2018	101	FV	233,100	0	7,980.	395,600	628,700	628,700	Year End Roll	12/20/2017
2017	101	FV	233,100	0	7,980.	369,300	602,400	602,400	Year End Roll	1/3/2017
2016	101	FV	233,100	0	7,980.	316,500	549,600	549,600	Year End	1/4/2016
2015	101	FV	219,500	0	7,980.	283,500	503,000	503,000	Year End Roll	12/11/2014
2014	101	FV	219,500	0	7,980.	262,400	481,900	481,900	Year End Roll	12/16/2013
2013	101	FV	219,500	0	7,980.	250,200	469,700	469,700		12/13/2012

PRINT

Date	Time
12/10/20	22:53:12

LAST REV

Date	Time
10/02/18	10:15:35
mmcmakin	
8308	

USER DEFINED

Prior Id # 1:	67304
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WAGNER LOUISE T	1329-116		11/20/2006		459,000	No	No		
WAGNER VIRGIL E	546-189		3/1/2005	Family		No	No		
	546-169		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2013	1408	Manual	4,995	C				
1/12/2007	28	Manual	13,000			G8	GR FY08	re-build screen po

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	BS	Barbara S
1/23/2014	Info Fm Prmt	EMK	Ellen K
2/11/2009	Meas/Inspect	294	PATRIOT
3/13/2007	MLS	MM	Mary M
12/3/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7980		Sq. Ft.	Site		0	70.	0.83	4									461,582						461,600	

Total AC/HA: 0.18320 | Total SF/SM: 7980 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 461,582 | Spl Credit | Total: 461,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98703003
Adj $ / SQ:	139.912
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338504
Depreciation:	62962
Depreciated Total:	275543

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

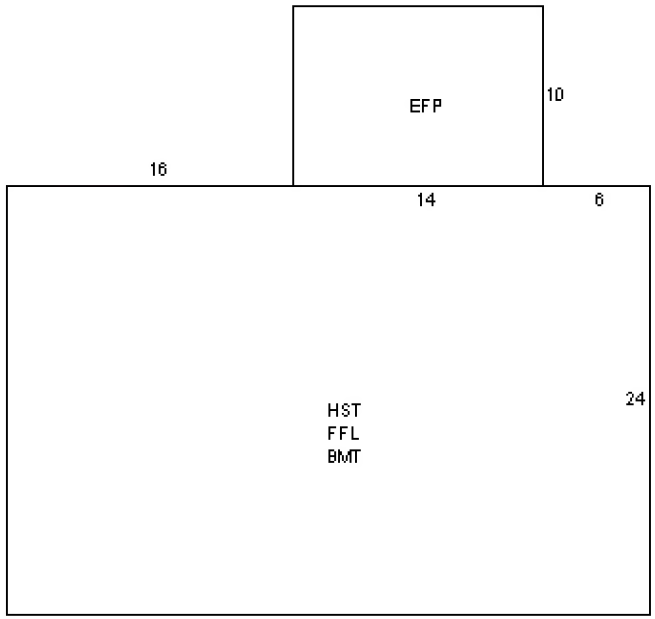
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.91
Special Features:	0	Val/Su Net:	119.78
Final Total:	275500	Val/Su SzAd	212.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	56.980	49,230
FFL	First Floor	864	139.910	120,884
HST	Half Story	432	139.910	60,442
EFP	Enclos Porch	140	46.070	6,449

Net Sketched Area:	2,300		Total:	237,005	
Size Ad	1296	Gross Are	2732	FinArea	1771

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	55	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0008-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	1985	4.48	T	27.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500